

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, OCTOBER 14, 2014
1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, OCTOBER 14, 2014 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. UNFINISHED BUSINESS:

- 1. ZONING DOCKET 083/14 – Request by HUTTON GROWTH ONE, LLC for a Conditional Use to permit an automobile/vehicular parts sale/non-service facility in a C-1A General Commercial District and an ICUC Inner-City Urban Corridor District overlay, on Square 461, Lots 1 through 23, in the Seventh Municipal District, bounded by Colapissa, Pine, and Burdette Streets and Earhart Boulevard. The municipal address is 7601 COLAPISSA STREET. (PD 4) (EA/DT) (DEFERRED FROM THE SEPTEMBER 9, 2014 MEETING)**

B. NEW BUSINESS:

- 1. ZONING DOCKET 088/14 – Request by NARENDRA S. TREWN for a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption in a standard restaurant in a B-1 Neighborhood Business District, on Square 1553, Lot B-1, in the Third Municipal District, bounded by Esplanade Avenue, Grand Route St. John, Ponce de Leon and North Lopez Streets. The municipal address is 3101 ESPLANADE AVENUE. (PD 4) (VM)**

2. **ZONING DOCKET 089/14** – Request by PORKORNY DEVELOPMENT CO., INC. for a Conditional Use to permit a fast food restaurant in a CBD-3 Central Business District, on Square 225, Lot 5 or 22, in the First Municipal District, bounded by Carondelet, Canal, and Common Streets and Saint Charles Avenue. The municipal addresses are 110-116 CARONDELET STREET AND 738 CANAL STREET. (PD 1A) **(NK) (REQUEST HAS BEEN WITHDRAWN)**
3. **ZONING DOCKET 090/14** – Request by ORLEANS PARISH SCHOOL BOARD for a Conditional Use to permit an elementary school in an MS Medical Service District, on Square E, Pt. Lot E1 or Lot A-1 or Parcels A-2 and A-3, in the Fifth Municipal District, bounded by Seine Street and Memorial Park, Texas, and Bender Drives. The municipal address is 3501 SEINE STREET. (PD 12) **(SK)**
4. **ZONING DOCKET 091/14** - Request by ORLEANS PARISH SCHOOL BOARD for a Conditional Use to permit an elementary school in an RS-2 Single-Family Residential District, on an undesignated lot on Square 20, in the Third Municipal District, bounded by Virgilian Street, Dwyer Road, East Hermes Street, and Pines Boulevard. The municipal address is 6519 VIRGILIAN STREET. (PD 9) **(EA)**
5. **ZONING DOCKET 092/14** – Request by DOWNMAN PLAZA INVESTMENTS, LLC for a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption in a proposed reception hall within 200 feet of a residential zoning district in a B-1 Neighborhood Business District and the Eastern New Orleans UC Urban Corridor District and an appeal of the City Council District D Reception Hall and Reception Facilities Interim Zoning District, on Square 16, Jackson Place, Lots 1 through 4, in the Third Municipal District, bounded by Downman Road, Odin, Mendez and Deanne Streets. The municipal addresses are 4701-07 DOWNMAN ROAD. (PD 9) **(KB)**
6. **ZONING DOCKET 093/14** – Request by SADIE COOK for a Zoning Change from an RM-4 Multiple-Family Residential District to a B-1A Neighborhood Business District, on Square 347, Lot 1, in the Fourth Municipal District, bounded by Jackson Avenue and LaSalle, Freret and Josephine Streets. The municipal address is 2301 JACKSON AVENUE. (PD 2) **(VM)**
7. **ZONING DOCKET 094/14** – Request by LOWER NINTH WARD CENTER FOR SUSTAINABLE ENGAGEMENT & DEVELOPMENT for a Zoning Change from an RD-3 Two-Family Residential District to a B-1 Neighborhood Business District, on Square 1452, Lots 11, 18B, 26, and 27, in the Third Municipal District, bounded by Caffin Avenue, Florida Avenue, Lamanche Street, and Law Street. The municipal addresses are 2639 CAFFIN AVENUE, 5620 FLORIDA AVENUE, AND 2636-40 LAMANCHE STREET. (PD 8) **(DT)**

8. **ZONING DOCKET 095/14** - Request by JANE PLACE, LLC for a Zoning Change from an RD-3 Two-Family Residential District to an RM-2 Multiple-Family Residential District, on Square 606, Lot 1 or 11 or B or 26, in the First Municipal District, bounded by Palmyra Street, Jane Place, Cleveland Avenue, and South White Streets. The municipal address is 2739 PALMYRA STREET. (PD 4) **(SK)**

C. ZONING/PLANNING MATTERS:

1. **SUBDIVISION DOCKET 034/13** – Request by JOAN MITCHELL CENTER ON BAYOU ROAD, LLC – to resubdivide Lots F and D, Square 1191 and Lots 4, 5, 9, 10, A, B and an undesignated portion of ground, Square 1192 into Lot B2, Square 1192, in the Third Municipal District, bounded by Bayou Road, N. Rocheblave, Kerlerec, Columbus and N. Tonti Streets. The municipal addresses are 1430, 1440, 1448, 1462 AND 1466-68 NORTH ROCHEBLAVE STREET. (PD 4) **(SK)**
2. **SUBDIVISION DOCKET 099/14** – Request by DANIEL NITSCHKE AND EDWARD NICKOLAUS, JR. to resubdivide Lot A into Lots A1, A2 and A3, Square 533, in the Second Municipal District, bounded by Bienville, N. Scott, Iberville and N. Pierce Streets. The municipal addresses are 215 N. SCOTT STREET AND 3903 IBERVILLE STREET. (PD 4) **(EA)**
3. **SUBDIVISION DOCKET 107/14** – Request by BRUNO & CROWLEY PROPERTIES LLC to resubdivide Lot C into Lots X and Y, Square 481, in the Third Municipal District, bounded by Louisa, Marais, Clouet and Urquhart Streets. The municipal address is 1200-02 LOUISA STREET. (PD 7) **(VM)**
4. **SUBDIVISION DOCKET 109/14** – Request by CELSO ERIC HERNANDEZ to resubdivide Lot 3-A into Lots 3A1 and 3A2, Square 11, West End Tract, in the Seventh Municipal District, bounded by Bellaire Drive, 34th, 35th and Center Streets. The municipal address is 6528 CENTER STREET. (PD 5) **(DG)**
5. **PROPERTY DISPOSITION 003/14** - Consideration of the sale of part of Lot 17, Lot 18, Lot 19 and Lot 29, Square 485, Fourth Municipal District, bounded by S. Broad, Third, Fourth, and S. Dorgenois Streets. The municipal address is 2600 S. Broad Street. **(DT)**
6. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. **(AB)**

OTHER PLANNING MATTERS:

- A. Adoption of minutes of the September 9, 2014 meeting.
- B. Adoption of the 2015 City Planning Commission regular meeting schedule.
- C. Committee Reports.
- D. Announcements.

Robert D. Rivers
Executive Director

RR/ab